

**Regular Meeting
Jasper Plan Commission
March 1, 2006**

Due to the length of the Board of Zoning Appeals Meeting, President Rick Gunselman called the Regular Meeting of the Jasper Plan Commission to order at 7:48 p.m. Secretary Butch Schitter took roll call as follows:

Rick Gunselman, Pres.	-Present	Patrick Lottes	-Present
Jim Schroeder, V.P.	-Present	Lloyd Martin	-Present
Butch Schitter, Sec.	-Present	Randy Mehringer	-Present
Tim Bell	-Absent	Bob Wright	-Present
Bernita Berger	-Absent	Dave Seger, Bld. Comm.	-Present
Chad Hurm, Eng.	-Present	Sandy Hemmerlein, Atty.	-Present
Norb Kreilein	-Present		

PLEDGE OF ALLEGIANCE

President Gunselman led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the February 1, 2006, Regular Meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Norb Kreilein seconded it. The motion carried 9-0.

STATEMENT

President Gunselman read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Application of Jerome Kerstiens for secondary approval of a proposed plat of Windsong Estates, a subdivision in Boone Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Norb Kreilein made a motion to table the public hearing. Secretary Schitter seconded it. Motion carried 9-0.

Application of Todd Kerstiens, for secondary approval of a proposed plat of Brookstone II, a subdivision in Madison Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Secretary Schitter made a motion to table the public hearing. Bob Wright seconded it. Motion carried 9-0.

Application of Mark Brescher, as owner, and Robert Durcholz, as developer, for secondary approval of a proposed plat of Brookstone III, a subdivision in Jasper, Indiana, and all necessary street and sewer profiles thereof.

Vice Chairman Schroeder made a motion to table the public hearing. City Engineer Hurm seconded it. Motion carried 9-0.

Application of John D. Brinich & Jodi L. Brinich for approval of a proposed plat of Old Shiloh Place, a subdivision in Madison Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of John and Jodi Brinich to request secondary approval of a two-lot subdivision, Old Shiloh Place. The proposed property is located east of 1488 N. Shiloh Road.

The Brinichs reside at 1488 N. Shiloh Road, which is adjacent to the proposed property. They plan to sell the lots for two residential dwellings.

There were no changes in the plat. With no remonstrators present, Secretary Schitter made a motion to close the public hearing. Norb Kreilein seconded it. Motion carried 9-0.

Secretary Schitter made a motion to grant secondary approval of a two-lot subdivision, Old Shiloh Place. Lloyd Martin seconded it. Motion carried 9-0.

Application of Dennis R. Keusch and Bonnie L. Keusch for approval of a proposed plat of Bengal Estates, a subdivision in Madison Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Dennis and Bonnie Keusch to request secondary approval of a two-lot subdivision, Bengal Estates. The proposed property is located east of 4452 W 100 S.

Mr. Brosmer said plans are to build one home on the property, which consists of approximately 1¼ acres. It is noted on the plat that only one septic was approved for the two lots. The Keuschs intend to build the home in the middle of the two lots.

With no remonstrators present, Lloyd Martin made a motion to close the public hearing. Pat Lottes seconded it. Motion carried 9-0.

Secretary Schitter made a motion to grant secondary approval of a two-lot subdivision, Bengal Estates. Pat Lottes seconded it. Motion carried 9-0.

Application of Daniel A. Schnell, for approval of a proposed plat of Schnell Acre, a subdivision in Bainbridge Township, Dubois County, Indiana, and all proposed necessary street profiles thereof.

Surveyor Ken Brosmer withdrew Mr. Schnell's request per a letter dated February 28, 2003.

NEW BUSINESS

Application of Michael H. Hochgesang and Patricia H. Hochgesang to rezone from A-1 (Agriculture) to R-R (Rural Residential).

Surveyor Ken Brosmer was present on behalf of Mike Hochgesang to request a rezoning of land from A-1 (Agriculture) to R-R (Rural Residential). The proposed property is located south of 3649 W 150 N.

Contingent upon approval of the rezoning, Mr. Brosmer plans to return next month requesting primary approval to plat the proposed property.

With no remonstrators present, Norb Kreilein made a motion to close the public hearing. Secretary Schitter seconded it. Motion carried 9-0.

Norb Kreilein made a motion recommending that the Common Council rezone the proposed property, consisting of approximately 36 acres, from A-1 (Agriculture) to R-R (Rural Residential). Randy Mehringer seconded it. Motion carried 9-0.

The Common Council will hold a public hearing at 6:50 p.m. on Wednesday, March 22, 2006, for final approval of the rezoning.

Application of Michael H. Hochgesang and Patricia H. Hochgesang for approval of a proposed plat of Timber Creek, a subdivision to the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Secretary Schitter made a motion to table the public hearing. Bob Wright seconded it. Motion carried 9-0.

Application of Charles E. and Gladys M. Knust for approval of a proposed plat of Brentwood Subdivision (Phase II), a subdivision to the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Charles and Gladys Knust to request primary approval of a nine-lot subdivision, Brentwood II. The property is located north of Meridian Meadows and north of Brentwood I.

Mr. Brosmer displayed a site plan of the proposed property, which consists of 19.9 acres. There are nine lots. The larger lots are approximately 3.5 acres. Initially, there were two lakes designed in the site plan; however, the revised plans have none proposed for Brentwood II.

Randy Mehringer inquired about a retention area in Brentwood II; whether or not Brentwood I was designed to serve both subdivisions. Mr. Mehringer thought it was designed to serve only Brentwood I.

City Engineer Hurm said he would research his information regarding the "retention pond numbers" confirming whether or not it was designed to serve both subdivisions.

There were no remonstrators present. After some discussion, Secretary Schitter

made a motion to grant primary approval of Brentwood II, subject to the review of the retention pond numbers. Norb Kreilein seconded it. Motion carried 9-0.

Application of Daniel Ross, Kevin Chastain and Bill Stubs Trustees of Christian Church for approval of a proposed plat of Christian Church First Addition, a subdivision to the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Christian Church to request primary approval of a two-lot subdivision, Christian Church First Addition. The proposed property is located west of 'C' Street between Hill Road and Hillbrook Road. Plans are to build a church on the property, which consists of 13 acres.

Mr. Brosmer addressed the sanitary sewer. Plans are to run a gravity flow line from the new lift station along Highway 162, behind the homes and up to the church property.

Access to the church would be off of 'A' Street. Mr. Brosmer said if a street were constructed west of the proposed subdivision, Knies Construction would grant the petitioner access off of the new street.

There were no remonstrators present. Norb Kreilein made a motion to grant primary approval of a two-lot subdivision, Christian Church First Addition. Bob Wright seconded it. Motion carried 9-0.

With no further discussion, Norb Kreilein made a motion to adjourn the meeting. Bob Wright seconded it. The motion carried 9-0, and the meeting was adjourned at 8:36 p.m.

Rick Gunselman, President

A. "Butch" Schitter, Secretary

Kathy M. Pfister, Recording Secretary